

Shell Point Community Development District

July 14, 2026

Agenda Package

**Meeting to be held at:
The Shell Point Clubhouse
1155 7th Ave NW., Ruskin, FL 33570**

TEAMS MEETING INFORMATION

MEETING ID: 230 158 184 243 7 PASSCODE: jv3LY7ZQ

[Join the meeting now](#)

2005 PAN AM CIRCLE, SUITE 300
TAMPA, FL 33706

CLEAR PARTNERSHIPS



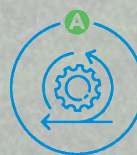
COLLABORATION



LEADERSHIP



EXCELLENCE



ACCOUNTABILITY



RESPECT

Shell Point Community Development District

Board of Supervisors

Brittany Schwartzbauer, Chairperson
Vincent Orlando, Vice Chairperson
Cheryl Hammond, Assistant Secretary
Angela Davis, Assistant Secretary
Elaine Pennington, Assistant Secretary

District Staff

Kristee Cole, District Manager
Vivek Babbar, District Counsel
Phil Chang, District Engineer
Ruben Nesbitt, District Accountant
Diana Kapatsyna, District Admin

Regular Meeting Agenda

Tuesday, July 14, 2026, at 6:00 p.m.

The Regular Meeting of the **Shell Point Community Development District** will be held on **July 14, 2026, at 6:00 p.m. at the Shell Point Clubhouse, 1155 7th Ave NW. Ruskin, FL, 33570.** Please let us know at least 24 hours in advance if you are planning to call into the meeting. Following is the Agenda for the Meeting:

Meeting ID: 230 158 184 243 7

Passcode: jV3LY7ZQ

THE REGULAR MEETING OF BOARD OF SUPERVISORS

1. CALL TO ORDER/ROLL CALL

2. PUBLIC COMMENTS

(Each individual has the opportunity to comment and is limited to three (3) minutes for such comment)

3. SPECIAL BUSINESS ITEM

A. Discussion regarding Suspension

4. STAFF REPORTS

A. District Account

i. Consideration of Operation and Maintenance for July 2026Page 4

ii. Consideration of Financial Snapshot for July 2026.....Page 52

B. Landscape

C. District Counsel

D. District Engineer

E. District Manager Report.....Page 58

F. Onsite Manager Report

i. Consideration of Pickleball Gate Access Control Proposal.....Page 59

5. BUSINESS ADMINISTRATION

A. Consideration of Regular Meeting Minutes for June 9, 2026.....Page 60

6. BUSINESS ITEM

A. Consideration of Complete IT Proposal (*under separate cover*)

B. Consideration of Armed Security Proposals (*under separate cover*)

7. BOARD OF SUPERVISORS REQUESTS AND COMMENTS

8. AUDIENCE COMMENTS

9. ADJOURNMENT

SHELL POINT CDD

Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Vendor Total	Comments/Description
Monthly Contract						
CHARTER COMMUNICATIONS	6/9/2026	2459430060926	\$219.09			INTERNET
Monthly Contract Subtotal			\$219.09			
Utilities						
BOCC ACH	6/2/2026	060226-9190	\$422.30			WATER
TECO ACH	5/6/2025	050625-6112-ACH-A	\$9,172.69			ELECTRIC
Utilities Subtotal			\$9,594.99			
Regular Services						
ACTION SECURITY, INC	6/1/2026	32853	\$175.00			security
ACTION SECURITY, INC	6/15/2026	33022	\$412.50		\$587.50	access cards
ADP, INC	6/5/2026	060526-1870-ACH	\$23.00			ADP Fees
AQUATIC WEED CONTROL INC	6/17/2026	1141225	\$2,926.00			pond
BL POOLS dba AQUASENTRY	6/1/2026	H11001	\$1,995.00			pool cleaning
BL POOLS dba AQUASENTRY	6/3/2026	SCH45CY-4	\$750.28			Replacement of Vacuum Motor
BL POOLS dba AQUASENTRY	6/14/2026	SCH45CY-18	\$250.00		\$2,995.28	pool maintenance
BRITTANY IVY-SCHWARTZBAUER	6/16/2026	061626	\$13.41			SUPERVISOR FEE 9/10/24
CROSSCREEK ENVIRONMENTAL, INC	6/17/2026	26553	\$1,390.00			pond treatment
DOORKING INC.	6/12/2026	2782651	\$39.95			security
GRAU AND ASSOCIATES	5/4/2026	29420	\$5,200.00			audit
INFRAMARK LLC	6/3/2026	180988	\$416.67			MANAGEMENT FEE
INFRAMARK LLC	6/3/2026	180988	\$3,090.00			MANAGEMENT FEE
INFRAMARK LLC	6/3/2026	180988	\$7,333.33			MANAGEMENT FEE
INFRAMARK LLC	6/3/2026	180988	\$2,688.00	\$13,528.00		MANAGEMENT FEE
INFRAMARK LLC	6/22/2026	182466	\$39.96		\$13,567.96	MANAGEMENT FEE
MHD COMMUNICATIONS	5/28/2026	41274	\$112.50			mhd
MHD COMMUNICATIONS	6/9/2026	41414	\$562.50			security
MHD COMMUNICATIONS	6/15/2026	41473	\$37.50		\$712.50	service call
PINE LAKE SERVICES LLC	6/1/2026	10195	\$13,266.67			landscape
PINE LAKE SERVICES LLC	5/28/2026	10076	\$1,018.75			tree removal

SHELL POINT CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Vendor Total	Comments/Description
PINE LAKE SERVICES LLC	6/18/2026	10256	\$7,650.00		\$21,935.42	plants
QUILL LLC	6/19/2026	49336912	\$599.50			Cleaning Supplies
STRALEY ROBIN VERICKER	6/4/2026	28532	\$297.50			District Counsel
TECO ACH	6/5/2026	060526-6112	\$8,260.54			ELECTRIC
Regular Services Subtotal			\$58,548.56			
Additional Services						
EZ MULCH	1/7/2026	4366	\$5,750.00			Mulching installation
Additional Services Subtotal			\$5,750.00			
TOTAL						

June 9, 2026

Invoice Number: 2459430060926
Account Number: **8337 12 028 2459430**
Security Code: **1043**
Service At: 1155 7TH AVE NW
RUSKIN FL 33570-3518

Auto Pay Notice

Contact Us

Visit us at SpectrumBusiness.net
Or, call us at **855-252-0675**

NEWS AND INFORMATION

Stay connected to your business on the go with Spectrum Mobile for \$30/mo. Plus, get a free mobile line by calling 1-866-486-9947.

Summary

Service from 06/09/26 through 07/08/26
details on following pages

Previous Balance	219.09
Payments Received -Thank You!	-219.09
Remaining Balance	\$0.00
Spectrum Business™ Internet	170.00
Spectrum Business™ Voice	35.00
Other Charges	5.00
Taxes, Fees and Charges	9.09
Current Charges	\$219.09
YOUR AUTO PAY WILL BE PROCESSED 06/26/26	
Total Due by Auto Pay	\$219.09

Thank you for choosing Spectrum Business.

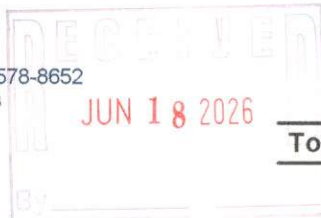
We appreciate your prompt payment and value you as a customer.

Auto Pay - Thank you for signing up for Auto Pay. Please note your payment may be drafted and posted to your Spectrum Business account the day after your transaction is scheduled to be processed by your bank.



4145 S. FALKENBURG RD RIVERVIEW FL 33578-8652
8633 2390 DY RP 09 06102026 NNNNNNNN 01 000776 0003

SHELL POINT CDD
2005 PAN AM CIR STE 300
TAMPA FL 33607-6008



June 9, 2026

SHELL POINT CDD

Invoice Number: 2459430060926
Account Number: 8337 12 028 2459430
Service At: 1155 7TH AVE NW
RUSKIN FL 33570-3518

Total Due by Auto Pay

\$219.09



CHARTER COMMUNICATIONS
PO BOX 7186
PASADENA CA 91109-7186



833712028245943000219097



Invoice Number: SHELL POINT CDD
 Account Number: 2459430060926
 Security Code: 8337 12 028 2459430
 1043

Contact Us

Visit us at SpectrumBusiness.net
 Or, call us at **855-252-0675**

8633 2390 DY RP 09 06102026 NNNNNNNN 01 000776 0003

Charge Details

Previous Balance	219.09
EFT Payment	05/26 -219.09
Remaining Balance	\$0.00

Payments received after 06/09/26 will appear on your next bill.

Service from 06/09/26 through 07/08/26

Spectrum Business™ Internet

Spectrum Business	200.00
Internet Ultra	
Promotional Discount	-60.00
Advanced WiFi	10.00
Static IP 1	20.00
Security Suite	0.00
Spectrum WiFi	0.00
Domain Name	0.00
Vanity Email	0.00
	\$170.00

Spectrum Business™ Internet Total **\$170.00**

Spectrum Business™ Voice

Phone number (813) 938-1096	
Spectrum Business Voice	50.00
Promotional Discount	-15.00
	\$35.00

For additional call details,
 please visit SpectrumBusiness.net

Spectrum Business™ Voice Total **\$35.00**

Other Charges

Payment Processing	10.00
Auto Pay Discount	-10.00

Other Charges Continued

Paper Bill Statement Charge	5.00
Other Charges Total	\$5.00

Taxes, Fees and Charges

Regulatory Cost Recovery Fee	0.97
State and Local Sales Tax	0.42
Federal Universal Service Fund	2.59
State TRS Surcharge	0.08
E911 Fee	0.40
Communications Services Tax	4.63
Taxes, Fees and Charges Total	\$9.09

Current Charges **\$219.09**

Total Due by Auto Pay **\$219.09**

Billing Information

Tax and Fees - This statement reflects the current taxes and fees for your area (including sales, excise, user taxes, etc.). These taxes and fees may change without notice. Visit spectrum.net/taxesandfees for more information.

Spectrum Terms and Conditions of Service - In accordance with the Spectrum Business Services Agreement, Spectrum services are billed on a monthly basis. Spectrum does not provide credits for monthly subscription services that are cancelled prior to the end of the current billing month.

Terms & Conditions - Spectrum's detailed standard terms and conditions for service are located at spectrum.com/policies.

Notice - Nonpayment of any portion of your cable television, high-speed data, and/or Digital Phone service could result in disconnection of any of your Spectrum provided services.

Continued on the next page....

Local Spectrum Store: 12970 S US Hwy 301, Suite 105, Riverview FL 33579 Store Hours: Mon thru Sat - 10:00am to 8:00pm; Sun - 12:00pm to 7:00pm

Local Spectrum Store: 872 Brandon Town Center Mall, Brandon FL 33511 Store Hours: Mon thru Sat - 10:00am to 8:00pm and Sun - 12:00pm to 5:00pm



For questions or concerns, please call **1-866-519-1263**.





Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
SHELL POINT CDD	0909989190	06/02/2026	06/23/2026

Service Address: 1155 7TH AVE NW

S-Page 1 of 1

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
703173032	05/01/2026	398457	06/02/2026	420845	22388 GAL	ACTUAL	WATER

Service Address Charges

Customer Service Charge	\$6.54
Purchase Water Pass-Thru	\$67.61
Water Base Charge	\$41.42
Water Usage Charge	\$39.14
Sewer Base Charge	\$109.31
Sewer Usage Charge	\$158.28

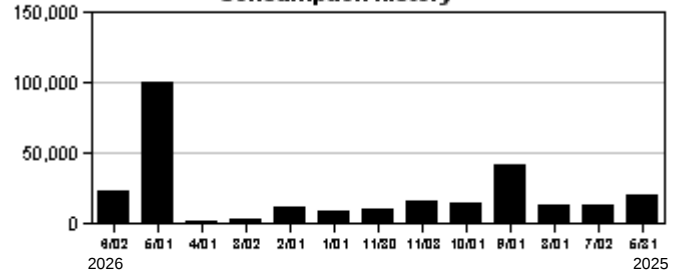
Summary of Account Charges

Previous Balance	\$1,589.59
Net Payments - Thank You	\$-1,589.59
Total Account Charges	\$422.30
AMOUNT DUE	\$422.30

Notice

*DO NOT PAY * YOU ARE ENROLLED IN OUR AUTO PAY PROGRAM. THE TOTAL AMOUNT OF THIS BILL WILL BE DEDUCTED FROM YOUR BANK ACCOUNT ON THE DUE DATE PRESENTED ON THE BILL. IF YOU HAVE A DISPUTE, PLEASE CALL (813) 307-1000 PRIOR TO THAT DATE.

Consumption History



Hillsborough
County Florida

Make checks payable to: **BOCC**

ACCOUNT NUMBER: 0909989190



ELECTRONIC PAYMENTS BY CHECK OR

Automated Payment Line: (813) 307-1000

Internet Payments: HCFL.gov/WaterBill

Additional Information: HCFL.gov/Water



THANK YOU!



SHELL POINT CDD
2005 PAN AM CIR STE 300
TAMPA FL 33607-6008

498 0

DUE DATE

06/23/2026

**Auto Pay Scheduled
DO NOT PAY**



0009099891906 00000422303

ACTION SECURITY, INC.
1505 Manor Rd
Englewood, FL 34223
sales@actionsecurityfl.com

Invoice



BILL TO
Shell Pointe CDD c/o Inframark / Meritus Corp 2005 Pan Am Circle, Suite 300 Tampa , FL 33607

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
32853	06/01/2026	\$175.00	06/01/2026	Due on receipt	

ACTIVITY	QTY	RATE	AMOUNT
Service Plan Service plan (monthly) includes: • 24 HOUR RAPID RESPONSE SERVICE • DISCOUNTED SERVICE RATES • DATABASE MGT.	1	175.00	175.00

FL Contractor ES12001404	BALANCE DUE	\$175.00
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Thank you, we appreciate your business!

ACTION SECURITY, INC.

1505 Manor Rd
Englewood, FL 34223
sales@actionsecurityfl.com

Invoice**BILL TO**

Shell Pointe CDD
c/o Inframark / Meritus Corp
2005 Pan Am Circle, Suite 300
Tampa , FL 33607

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
33022	06/15/2026	\$412.50	08/25/2026	Due on receipt	

SALES REP

Kelly

ACTIVITY	QTY	RATE	AMOUNT
Access Card SN: 12300-12349 FC: 10	50	7.15	357.50
Shipping & Handling Shell Point CDD 2005 Pan Am Circle, Suite 300 Tampa, FL 33607	1	55.00	55.00

FL Contractor ES12001404

BALANCE DUE

\$412.50

Thank you, we appreciate your business!



ADP, Inc.
PO Box 830272
Philadelphia PA 19182-0272

ADVICE OF DEBIT

Client Name : INFRAMARK, LLC
Client Number : 2991870
Advice of Debit Number : 722976699
Advice of Debit Date : 06/05/2026
Advice of Debit Due Date : 06/12/2026
Total Debited This Invoice : \$23.00



0006287 01 MB 0.672 01 TR 00026 R2BDDC11 000000



GREGORY SARKISSIAN
SHELL POINT CDD
2005 PAN AM CIR
STE 300
TAMPA, FL 33607-6008

JUN 15 2026

i Inquiries

For Product/Service inquiries, please contact your Client Service Team.

CURRENT CHARGES

ADP PAYROLL SERVICES

COMPANY CODE 0062-10-F2Y

Processing Charges for
Period Ending Date: 05/19/2026

	QUANTITY	RATE	BASE	TOTAL CHARGES	TAX
Workforce Now Payroll Solution Bundle	5	\$2.60 each		\$13.00	
Includes: Enhanced Payroll Delivery	1	\$10.00 each		\$10.00	

TOTAL CHARGES FOR COMPANY CODE: 0062-10-F2Y

\$23.00

Total Debited

\$23.00

WE APPRECIATE YOUR BUSINESS! - NO PAYMENT REQUIRED.

This amount will be processed for debit from your account # XXXXXX5605 on 06/12/2026 or the next banking day. Please confirm the debit was completed with your banking institution to ensure the invoice is paid in full.

X



Aquatic Weed Control, Inc.

P.O. Box 593258
Orlando, FL 32859

Phone: 407-859-2020
Fax: 407-859-3275

Invoice

Date	Invoice #
6/17/2026	1141225

Bill To

SHELL POINT CDD
c/o Inframark
2005 Pan Am Circle Dr., Ste. 300
Tampa, FL 33607

Customer P.O. No.	Payment Terms	Due Date
	Net 30	7/17/2026

Description	Amount
Monthly waterway service for the month this invoice is dated - 8 waterways	1,463.00
Monthly waterway service for the month of May 2026. Completed 5/20/26 (Not billed)	1,463.00

Thank you for your business.

Total	\$2,926.00
Payments/Credits	\$0.00
Balance Due	\$2,926.00















13194 U.S. 301
154
Riverview, FL 33578
(813) 943-2755

Date: 06/01/2026
Due: 07/01/2026
Invoice #: H11001
Customer: Shell Point CDD
Bill To: Shell Point
1155 7th Ave NW
Ruskin Fla 33570
Ship To: 1155 7th Ave NW
Ruskin Fla 33570

Item	Qty	Credit Card	Cash or Check
Commercial Account Cleaning & Maintenance Full Service Weekly Cleaning and Maintenance of Community Pool	1	2,064.82	1,995.00

Total	\$2,064.82	\$1,995.00
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13194 U.S. 301
154
Riverview, FL 33578
(813) 943-2755

Date: 06/03/2026
Due: 07/03/2026
Invoice #: SCH45CY-4
Customer: Shell Point CDD
Bill To: Shell Point
1155 7th Ave NW
Ruskin Fla 33570
Ship To: 1155 7th Ave NW
Ruskin Fla 33570

Item	Qty	Credit Card	Cash or Check
Replaced Equipment Vacuum motor inoperable. Vac Motor Century Square Flange Pool and Spa Pump Motor 1.65HP 115/230V.	1	499.68	482.78
Replaced Equipment New Seal Kit for New Motor	1	69.86	67.50
Labor 1 Hr Remove existing vacuum pump motor and disassemble pump housing. Inspect internal components for wear or damage. Replace motor with new unit of matching specifications and install new mechanical seals, gaskets, and O-rings to ensure a proper watertight seal. Reassemble pump, align motor and impeller, and secure all connections. Prime system and test operation to verify proper suction, pressure, and leak-free performance. Ensure unit is functioning efficiently and in accordance with manufacturer standards.	1	207.00	200.00
Total		\$776.54	\$750.28

Aqua Sentry

13194 US Highway 301 S Suite 154
Riverview, FL 33578 US
+18139432755
AquaSentryTampa@gmail.com



INVOICE

BILL TO

Shell Point
1155 7th Ave NW
Ruskin Fla 33570

INVOICE # SCH45CY-18**DATE** 06/14/2026**DUE DATE** 07/14/2026**TERMS** Net 30

ACTIVITY	QTY	RATE	AMOUNT
Fecal Matter Clean up.:Fecal matter Clean up Clean filters, remove fecal matter, vacuum pool, shock pool, scrub down walls. Weekend visit 6/14		250.00	250.00

BALANCE DUE**\$250.00**

CHECK
REQUEST FORM
Shell Point CDD

Date: 6.16.26

SCHWARTZBAUER
BRITTANY

Invoice Number:

Payable To: 1122 ANCHOR BEND DR
Mailing Address: RUSKIN, FL 33570-7972
\$13.41

Check amount: 10 gallon sprayer

Please cut check from Acct.

Check description/reason:

Coding: misc cont.

Mailing instructions:

Due Date for Check: ASAP

Requested By: Kristee Cole

Authorized By: *Kristee Cole*



**How doers
get more done™**

3730 SUN CITY CTR. BLVD
SUNCITY CENTER FL 33573 (813)633-3161

6951 00052 22997 05/12/26 02:11 PM
SALE SELF CHECKOUT

026156914596 1GAL SPRAYER <A> 12.47
HDX 1GAL SPRAYER

SUBTOTAL 12.47
SALES TAX 0.94
TOTAL \$13.41

XXXXXXXXXXXX3265 MASTERCARD

USD\$ 13.41
TA

AUTH CODE 03779S/4523904

AUTH MODE - ISSUER

Contactless

AID A00000000041010

CAPITAL ONE

6951 05/12/26 02:11 PM



6951 52 22997 05/12/2026 9448

RETURN POLICY DEFINITIONS
POLICY ID DAYS POLICY EXPIRES ON
A 1 90 08/10/2026



Crosscreek Environmental Inc.

111 61st Street East
Palmetto, FL 34221

Invoice

Date: 6/17/2026

Invoice # 26553

Due Date: 7/17/2026

Bill To

Shell Point CDD
Inframark
Kristee Cole
313 Campus Street
Celebration, FL 34747

Project Info

Starts June 2026

P.O. #

Terms: Net 30

Description	Amount
Shell Point CDD Ruskin Pond Maintenance	
Monthly pond maintenance of nuisance and exotic vegetation located within eight (8) ponds and one (1) canal system as shown on the attached aerial. Treatments to occur once a month for a total of twelve (12) visits per year.	1,390.00
Maintenance services to include the following: * Algae control * Floating vegetation control * Emergent vegetation control * Submersed vegetation control * Aquatics consulting * Management reporting * Common trash removal * Free installation of up to 500 native aquatic plants each year or \$500.00 credit towards shoreline erosion repair services totaling \$5,000.00 or more.	
Pond Maintenance Cost \$1,390.00/Monthly (\$16,680.00/Yearly)	

Thank you for your business!

Crosscreek Environmental Inc.

Subtotal

Sales Tax (0.0%)

Total

Payments/Credits

Balance Due

Phone # (941) 479-7811

Fax # (941) 479-7812

admin@crosscreekenv.com
Page 1

www.crosscreekenvironmental.com



Crosscreek Environmental Inc.

111 61st Street East
Palmetto, FL 34221

Invoice

Date: 6/17/2026

Invoice # 26553

Due Date: 7/17/2026

Bill To

Shell Point CDD
Inframark
Kristee Cole
313 Campus Street
Celebration, FL 34747

Project Info

Starts June 2026

P.O. #

Terms: Net 30

Description	Amount
This agreement shall remain in effect for a period of one (1) year from the date of execution and will automatically renew on the anniversary date for successive one-year terms. Each renewal may be subject to a discretionary price adjustment. In the event that the customer is dissatisfied with the aquatic services provided, and it is determined that the condition of the aquatic management area has deteriorated as a result of negligence on the part of Crosscreek Environmental Inc., the customer reserves the right to terminate this agreement. Such termination shall require a minimum of forty-five (45) days' written notice to Crosscreek Environmental Inc. Crosscreek Environmental reserves the right to pause services if payment is delinquent. Service interruptions do not remove the client's obligation to pay for past services already performed. Payments not received within 30 days will incur a 1.5% monthly late fee (or the maximum allowed by Florida law). Continued non-payment may result in collections or legal recovery of owed funds	

Thank you for your business!

Crosscreek Environmental Inc.

Subtotal	\$1,390.00
Sales Tax (0.0%)	\$0.00
Total	\$1,390.00
Payments/Credits	\$0.00
Balance Due	\$1,390.00

Phone # (941) 479-7811

Fax # (941) 479-7812

admin@crosscreekenv.com
Page 2

www.crosscreekenvironmental.com

[Back](#)

1. Print this invoice.
2. Attach your check.
3. Mail to:

DoorKing Inc.
IM Server Payments
120 S. Glasgow Avenue
Inglewood, CA 90301
(800) 826-7493

DKS Cellular Subscription

INVOICE

INVOICE #

2782651

INVOICE DATE

June 12, 2026

SUBSCRIBER

Shell Point
CDD
2005 Pan Am Circle
Suite 300
Tampa, FL 33607

User ID: **ShellPointCDD**

Period Starts: May 12, 2026
Period Ends: June 11, 2026

Previous Balance: \$39.95 **Note: All \$ amounts are in US Dollars.**
Payment Received: (\$39.95)
New Charges: \$39.95
Total Amount Due: \$39.95 USD Due upon receipt

Payments

Date	Details	Amount
5/21/2026	Credit: One-Time Charge	(\$39.95)

Cell Systems

From	To	Name	Phone	MC	Min	Transfer	Amount
5/12/2026	6/11/2026	Shell Point CDD	813 947 3641	9999	3	14	\$39.95

Summary	Total Amount Due
This amount is due upon receipt	\$39.95 USD

Grau and Associates

1001 W. Yamato Road, Suite 301
Boca Raton, FL 33431
www.graucpa.com

Phone: 561-994-9299

Fax: 561-994-5823

Shell Point Community Development District
2005 Pan Am Circle, Suite 300
Tampa, FL 33607

Invoice No. 29420
Date 05/04/2026

SERVICE	AMOUNT
Audit FYE 09/30/2025	\$ <u>5,200.00</u>
Current Amount Due	\$ <u><u>5,200.00</u></u>

0 - 30	31 - 60	61 - 90	91 - 120	Over 120	Balance
5,200.00	0.00	0.00	0.00	0.00	5,200.00

Payment due upon receipt.



2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#

180988

CUSTOMER ID

C2305

PO#

INVOICE

DATE

6/3/2026

NET TERMS

Due On Receipt

DUE DATE

6/3/2026

BILL TO

Shell Point CDD
2005 Pan Am Cir Ste 300
Tampa FL 33607-6008
United States

Services provided for the Month of: June 2026

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Dissemination Services	1	Ea	416.67		416.67
District Management	1	Ea	3,090.00		3,090.00
Personnel Services	1	Ea	7,333.33		7,333.33
Personnel Services-Seasonal Pool Monitoring	1	Ea	2,688.00		2,688.00
Subtotal					13,528.00

Subtotal

\$13,528.00

Tax

\$0.00

Total Due

\$13,528.00

Remit To : Inframark LLC, PO BOX 733778, Dallas, Texas, 75373-3778

To pay by Credit Card, please contact us at 281-578-4299, 9:00am - 5:30pm EST, Monday – Friday. A surcharge fee may apply.

To pay via ACH or Wire, please refer to our banking information below:

Account Name: INFRAMARK, LLC

ACH - Bank Routing Number: 111000614 / Account Number: 912593196

Wire - Bank Routing Number: 021000021 / SWIFT Code: CHASUS33 / Account Number: 912593196

Please include the Customer ID and the Invoice Number on your form of payment.



2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#

182466

CUSTOMER ID

C2305

PO#

INVOICE

DATE

6/22/2026

NET TERMS

Due On Receipt

DUE DATE

6/22/2026

BILL TO

Shell Point CDD
2005 Pan Am Cir Ste 300
Tampa FL 33607-6008
United States

Services provided for the Month of: May 2026

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Eric Davidson- DNH*GODADDY : email renewals: \$39.96	1	Ea	39.96		39.96
Subtotal					39.96

Subtotal

\$39.96

Tax

\$0.00

Total Due

\$39.96

Remit To : Inframark LLC, PO BOX 733778, Dallas, Texas, 75373-3778

To pay by Credit Card, please contact us at 281-578-4299, 9:00am - 5:30pm EST, Monday – Friday. A surcharge fee may apply.

To pay via ACH or Wire, please refer to our banking information below:

Account Name: INFRAMARK, LLC

ACH - Bank Routing Number: 111000614 / Account Number: 912593196

Wire - Bank Routing Number: 021000021 / SWIFT Code: CHASUS33 / Account Number: 912593196

Please include the Customer ID and the Invoice Number on your form of payment.



MHD Communications
5808 Breckenridge Pkwy Ste G
Tampa, FL 33610
(813) 948-0202

Date	Invoice
05/28/2026	41274
Account	
Shell Point CDD	

Bill To:
Shell Point CDD Attn: Accounts Payable 1155 7th Ave NW Ruskin , FL 33570 United States

Ship To
Shell Point CDD 1155 7th Ave NW Ruskin , FL 33570 United States

Terms	Due Date	PO Number	Reference	
NET15	06/12/2026			

Service Request Number	859452
Summary	Voicemail from WIRELESS CALLER at (813) 304-6910 on May 25 2026 11:13 AM
Billing Method	Actual Rates
Detail	Tue 5/26/2026/11:35 AM UTC-04/ Mason Brown (time)- signed into external IP created user in portal had him sign in on phone everything looked good tested mics, didn't work sent him to Clive to answer other questions Tue 5/26/2026/11:30 AM UTC-04/ Mason Brown (time)- Hi Clay, I'm reaching out about your request for a new user to be added to the cameras. Please call me when you have time for me to assist with this. Best, Mason Brown MHD (813) 948-0202 Mon 5/25/2026/11:14 AM UTC-04/ noreply@voicemail.goto.com This email comes from outside the organization. Do not click links or open attachments unless it is an email you expected to receive. [GoTo logo] You received a new voicemail message [Info] New voicemail message Time:Monday, May 25 2026 11:13 AM From:WIRELESS CALLER (813) 304-6910 Duration:16 seconds Voicemail box:6000 Transcript: Hi, this is Clay from Shell Point. We're just trying to get another account set up to access the camera systems here. This is Clay from Infomark at Shell Point, and we're just trying to get another individual onto the camera system. Have a great day. Hope to hear from you soon. Rate this transcript's accuracy [Star rating]

Mailbox Capacity: 96/99 available © 2026 GoTo Group, Inc. 333 Summer St, Boston, MA 02210, United States Follow us on Twitter, LinkedIn, Facebook 				
Resolution				
Company Name Shell Point CDD				
Contact Name Clay Taylor				
Services	Work Type	Hours	Rate	Amount
<u>Billable Services</u>				
Help Desk Technician	Remote - Business Hours	0.75	150.00	\$112.50
Total Services:				\$112.50
We appreciate your business! MHD Communications accepts checks and all major credit cards. A late payment charge of 5% per month will be applied to all unpaid balances.		Invoice Subtotal:		\$112.50
		Sales Tax:		\$0.00
		Invoice Total:		\$112.50
		Payments:		\$0.00
		Credits:		\$0.00
		Balance Due:		\$112.50

Invoice Time Detail

Invoice Number: 41274
Company: Shell Point CDD

Charge To: Shell Point CDD / Voicemail from WIRELESS CALLER at (813) 304-6910 on May 25 2026 11:13 AM Location: Main

Date	Staff	Notes	Bill	Hours	Rate	Ext Amt
05/26/2026	Brown, Mason	Service Ticket: 859452 Summary: Voicemail from WIRELESS CALLER at (813) 304-6910 on May 25 2026 11:13 AM signed into external IP created user in portal had him sign in on phone everything looked good tested mics, didn't work sent him to Clive to answer other questions	Y	0.75	150.00	\$112.50

Subtotal: \$112.50

Invoice Time Total: **Billable Hours:** **0.75**



MHD Communications
5808 Breckenridge Pkwy Ste G
Tampa, FL 33610
(813) 948-0202

Date	Invoice
06/09/2026	41414
Account	
Shell Point CDD	

Bill To:
Shell Point CDD Attn: Accounts Payable 1155 7th Ave NW Ruskin , FL 33570 United States

Ship To
Shell Point CDD 1155 7th Ave NW Ruskin , FL 33570 United States

Terms	Due Date	PO Number	Reference	
NET15	06/24/2026			

Service Request Number	858875
Summary	Questions about who receives and monitors after hour security alerts / Client requesting on-site
Billing Method	Actual Rates
Detail	Wed 6/3/2026/12:59 PM UTC-04/ Skyler Baker (time)- Travel time to MHD. Wed 6/3/2026/10:02 AM UTC-04/ Skyler Baker (time)- Unbound Ken's Hik-Connect account from NVR. Configured Hik-Partner Pro site; added NVR and LPR to site. Created Hik-Connect account with Patrick using pgreen@inframark.com email. Handed over site to Patrick's account via Hik-Partner Pro. Tested and verified talk-down functionality via Hik-Connect app. Re-enabled and reconfigured intrusion detection on camera D9 (Pool). Tested intrusion detection. Discussed with Patrick that slight modification to intrusion detection may be required if false-positives persist. Wed 6/3/2026/9:30 AM UTC-04/ Skyler Baker (time)- Travel time to site. Wed 5/20/2026/11:49 AM UTC-04/ Warren Brown (time)- - Clay called in again looking for assistance - Looked in Alarm.com and I don't see any other CDDs except Covington Park, don't see any entry for Inframark either. - Let Clay know that we would escalate this up to see if maybe a higher tier/engineer may have more information or ideas on what could be done to determine who administers the alarm system there. Wed 5/20/2026/11:14 AM UTC-04/ Warren Brown (time)- - Clay called in, asking for a resolution for this - While I was attempting to determine if we handle their alarm system in Alarm.com, we got disconnected. Mon 5/18/2026/11:49 AM UTC-04/ Alex Luevanos- Spoke with Clay and he was asking about who receives alarm notifications and who monitors them Uncertain if he needs access to the NVR 813-351-9588 - Clay Mon 5/18/2026/11:47 AM UTC-04/ Alex Luevanos-

	Questions about who receives and monitors after hour security alerts				
Resolution	Wed 6/3/2026/10:02 AM UTC-04/ Skyler Baker (time)- Unbound Ken's Hik-Connect account from NVR. Configured Hik-Partner Pro site; added NVR and LPR to site. Created Hik-Connect account with Patrick using pgreen@inframark.com email. Handed over site to Patrick's account via Hik-Partner Pro. Tested and verified talk-down functionality via Hik-Connect app. Re-enabled and reconfigured intrusion detection on camera D9 (Pool). Tested intrusion detection. Discussed with Patrick that slight modification to intrusion detection may be required if false-positives persist.				
Company Name	Shell Point CDD				
Contact Name	Clay Taylor				
Services	Work Type	Hours	Rate	Amount	
Billable Services					
Professional Services Technician	Travel	0.75	150.00	\$112.50	
Professional Services Technician	Onsite - Business Hours	3.00	150.00	\$450.00	
Total Services:				\$562.50	
We appreciate your business! MHD Communications accepts checks and all major credit cards. A late payment charge of 5% per month will be applied to all unpaid balances.		Invoice Subtotal:		\$562.50	
		Sales Tax:		\$0.00	
		Invoice Total:		\$562.50	
		Payments:		\$0.00	
		Credits:		\$0.00	
		Balance Due:		\$562.50	

Invoice Time Detail

Invoice Number: 41414
Company: Shell Point CDD

Charge To: Shell Point CDD / Questions about who receives and monitors after hour security alerts /
Client requesting on-site Location: Main

Date	Staff	Notes	Bill	Hours	Rate	Ext Amt
06/03/2026	Baker, Skyler	Service Ticket: 858875 Summary: Questions about who receives and monitors after hour security alerts / Client requesting on-site Travel time to site.	Y	0.75	150.00	\$112.50
06/03/2026	Baker, Skyler	Service Ticket: 858875 Summary: Questions about who receives and monitors after hour security alerts / Client requesting on-site Unbound Ken's Hik-Connect account from NVR. Configured Hik-Partner Pro site; added NVR and LPR to site. Created Hik-Connect account with Patrick using pgreen@inframark.com email. Handed over site to Patrick's account via Hik-Partner Pro. Tested and verified talk-down functionality via Hik-Connect app. Re-enabled and reconfigured intrusion detection on camera D9 (Pool). Tested intrusion detection. Discussed with Patrick that slight modification to intrusion detection may be required if false-positives persist.	Y	3.00	150.00	\$450.00

Subtotal: \$562.50

Invoice Time Total:

Billable Hours:

3.75



MHD Communications
5808 Breckenridge Pkwy Ste G
Tampa, FL 33610
(813) 948-0202

Date	Invoice
06/15/2026	41473
Account	
Shell Point CDD	

Bill To:
Shell Point CDD Attn: Accounts Payable 1155 7th Ave NW Ruskin , FL 33570 United States

Ship To
Shell Point CDD 1155 7th Ave NW Ruskin , FL 33570 United States

Terms	Due Date	PO Number	Reference	
NET15	06/30/2026			

Service Request Number	861810
Summary	remove access from cameras
Billing Method	Actual Rates
Detail	Thu 6/11/2026/12:30 PM UTC-04/ Alex Luevanos (time)-Clay, I went ahead and removed Patrick Green from camera access. Let us know if there is anything else you may need assistance with. Thank you, Alex Luevanos MHD Communications Thu 6/11/2026/12:23 PM UTC-04/ Alex Luevanos- remove access from cameras Patrick green Thu 6/11/2026/12:23 PM UTC-04/ Alex Luevanos (time)- clay called in to have Patrick Green removed from camera access remoted into public NVR and removed user from user management letting Clay know this has been taken care of
Resolution	
Company Name	Shell Point CDD
Contact Name	Clay Taylor

Services	Work Type	Hours	Rate	Amount
<u>Billable Services</u>				
Help Desk Technician	Remote - Business Hours	0.25	150.00	\$37.50
Total Services:				\$37.50

We appreciate your business! MHD Communications accepts checks and all major credit cards. A late payment charge of 5% per month will be applied to all unpaid balances.	Invoice Subtotal:	\$37.50
	Sales Tax:	\$0.00
	Invoice Total:	\$37.50
	Payments:	\$0.00
	Credits:	\$0.00
Balance Due:		\$37.50

Invoice Time Detail

Invoice Number: 41473
Company: Shell Point CDD

Charge To: Shell Point CDD / remove access from cameras **Location: Main**

Date	Staff	Notes	Bill	Hours	Rate	Ext Amt
06/11/2026	Luevanos, Alex	Service Ticket: 861810 Summary: remove access from cameras clay called in to have Patrick Green removed from camera access remoted into public NVR and removed user from user management letting Clay know this has been taken care of	Y	0.25	150.00	\$37.50

Subtotal: \$37.50

Invoice Time Total: **Billable Hours:** **0.25**



12980 Tarpon Springs Road
Odessa, FL 33556

pinelakellc.com

INVOICE

Date	Invoice No.
06/01/26	10195
Terms	Due Date
Net 30	07/01/26

BILL TO
Kristee Cole Inframark 313 Campus Street Celebration, FL 34747

PROPERTY
Shell Point CDD 1155 7th Ave NW Ruskin, FL 33570

Amount Due	Enclosed
\$13,266.67	

Please detach top portion and return with your payment.

QTY	ITEM	UNIT PRICE	EXT PRICE	SALES TAX	LINE TOTAL
	#6638 - Shell Point Maintenance Proposal 2025-2026 June 2026		\$13,266.67	\$0.00	\$13,266.67
	Total		\$13,266.67	\$0.00	\$13,266.67



12980 Tarpon Springs Road
Odessa, FL 33556

pinelakellc.com

INVOICE

Date	Invoice No.
05/28/26	10076
Terms	Due Date
Net 30	06/27/26

BILL TO
Kristee Cole Inframark 313 Campus Street Celebration, FL 34747

PROPERTY
Shell Point CDD 1155 7th Ave NW Ruskin, FL 33570

Amount Due	Enclosed
\$1,018.75	

Please detach top portion and return with your payment.

QTY	ITEM	UNIT PRICE	EXT PRICE	SALES TAX	LINE TOTAL
			\$1,018.75	\$0.00	\$1,018.75

Pine Lake Services, LLC
would like to thank you for the
opportunity to bid. We look
forward to working with you on
this project. If you have any
questions, please feel free to
contact us at any time at
projects@pinelakeLLC.com or
(813) 948-4736.

Remove 3 cedar trees located
between 8th NW and 4 NW

Remove 2 oak trees west side
of Graceful Sea and Shell
Point.

Cedar trees will only e flush
cut, Oak tree root balls will be
removed.

<i>Remove leaning trees</i>	<i>\$1,018.75</i>	<i>\$0.00</i>	<i>\$1,018.75</i>
Total	\$1,018.75	\$0.00	\$1,018.75



12980 Tarpon Springs Road
Odessa, FL 33556

pinelakellc.com

INVOICE

Date	Invoice No.
06/18/26	10256
Terms	Due Date
Net 30	07/18/26

BILL TO
Kristee Cole Inframark 313 Campus Street Celebration, FL 34747

PROPERTY
Shell Point CDD 1155 7th Ave NW Ruskin, FL 33570

Amount Due	Enclosed
\$7,650.00	

Please detach top portion and return with your payment.

QTY	ITEM	UNIT PRICE	EXT PRICE	SALES TAX	LINE TOTAL
			\$7,650.00	\$0.00	\$7,650.00

Pine Lake Services, LLC
would like to thank you for the
opportunity to bid. We look
forward to working with you on
this project. If you have any
questions, please feel free to
contact us at any time at
projects@pinelakeLLC.com or
(813) 948-4736.

**Remove Existing Plants
Material at both entrances.**

**Install 28 -15 Gallon Blue
agave. 7 on each side**

**Install 80 - 3 Gallon Dwarf
Crown of Thorn 20 on each
side**

<i>Plant Replacement</i>		\$7,650.00	\$0.00	\$7,650.00
Total		\$7,650.00	\$0.00	\$7,650.00



SHELL POINT COMMUNITY DEVELOPMENT DISTRICT
2005 PAN AM CIR, STE 300
TAMPA, FL 33607-6008

Statement Date: June 05, 2026

Amount Due: \$8,260.54

Due Date: June 19, 2026

Account #: 321000026112

DO NOT PAY. Your account will be drafted on June 19, 2026

Account Summary

Previous Amount Due	\$7,977.24
Payment(s) Received Since Last Statement	-\$7,977.24
Credit Balance After Payments and Credits	\$0.00
Current Month's Charges	\$8,260.54

Amount Due by June 19, 2026 \$8,260.54

Amount not paid by due date may be assessed a late payment charge and an additional deposit.

Your Locations With The Highest Usage



1155 7TH AVE NW,
CLBHSE, RUSKIN, FL
33570-3425

6,370
KWH



470 OLIVE CONCH ST,
FOUNT, RUSKIN, FL
33570-2037

1,963
KWH



Scan here to interact with your bill online.

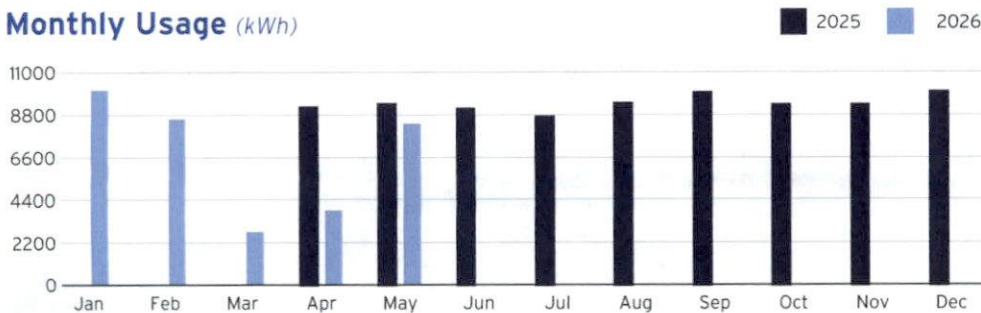


DOWNED IS DANGEROUS!

If you see a downed power line, move a safe distance away and call 911.

Visit TampaElectric.com/Safety for more safety tips.

Monthly Usage (kWh)



Learn about your newly redesigned bill and get deeper insights about your usage by visiting TECOaccount.com



To ensure prompt credit, please return stub portion of this bill with your payment.

Account #: 321000026112

Due Date: June 19, 2026



Pay your bill online at TampaElectric.com

See reverse side of your paystub for more ways to pay.

Go Paperless, Go Green! Visit TampaElectric.com/Paperless to enroll now.

Amount Due: \$8,260.54

Payment Amount: \$ _____

700125004772

Your account will be drafted on June 19, 2026

00000016 FTECO506052622203310 00000 01 00000000 16 006

SHELL POINT COMMUNITY DEVELOPMENT DISTRICT
2005 PAN AM CIR, STE 300
TAMPA, FL 33607-2359

Mail payment to:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

Make check payable to: TECO
Please write your account number on the memo line of your check.

Summary of Charges by Service Address

Account Number: 321000026112

Energy Usage From Last Month

▲ Increased = Same ▼ Decreased

Service Address: 587 SUNLIT CORAL ST, FOUNTAIN, RUSKIN, FL 33570-8112

Sub-Account Number: 221007983952

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000492468	05/22/2026	0		0		0 kWh	1	29 Days	\$19.63

Service Address: 471 SUNLIT CORAL ST, FOUNTAIN, RUSKIN, FL 33570-8110

Sub-Account Number: 221007983960

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000492492	05/22/2026	7,596		7,596		0 kWh	1	29 Days	\$19.63

Service Address: 470 OLIVE CONCH ST, FOUNTN, RUSKIN, FL 33570-2037

Sub-Account Number: 221007983978

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000492466	05/22/2026	40,919		38,956		1,963 kWh	1	29 Days	\$338.26
									▼ 3.9%

Service Address: 630 OLIVE CONCH ST, FOUNTAIN, RUSKIN, FL 33570-2083

Sub-Account Number: 221007983986

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000492491	05/22/2026	0		0		0 kWh	1	29 Days	\$19.63

Service Address: 334 GRACEFUL SEA PL, RUSKIN, FL 33570

Sub-Account Number: 211021533685

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000621304	05/22/2026	0		0		0 kWh	1	29 Days	\$19.63

Continued on next page →

For more information about your bill and understanding your charges, please visit [TampaElectric.com](https://www.tampaelectric.com)

Ways To Pay Your Bill



Bank Draft

Visit TECOaccount.com for free recurring or one time payments via checking or savings account.



In-Person

Find list of Payment Agents at TampaElectric.com



Mail A Check

Payments:
TECO
P.O. Box 31318
Tampa, FL 33631-3318
Mail your payment in the enclosed envelope.



Credit or Debit Card

Pay by credit Card using KUBRA EZ-Pay at TECOaccount.com. Convenience fee will be charged.



Phone

Toll Free: **866-689-6469**

All Other Correspondences:
Tampa Electric
P.O. Box 111
Tampa, FL 33601-0111

Contact Us

Online:
TampaElectric.com

Phone:
Commercial Customer Care:
866-832-6249
Residential Customer Care:
813-223-0800 (Hillsborough)
863-299-0800 (Polk County)
888-223-0800 (All Other Counties)

Hearing Impaired/TTY:
7-1-1
Power Outage:
877-588-1010
Energy-Saving Programs:
813-275-3909

Please Note: If you choose to pay your bill at a location not listed on our website or provided by Tampa Electric, you are paying someone who is not authorized to act as a payment agent at Tampa Electric. You bear the risk that this unauthorized party will relay the payment to Tampa Electric and do so in a timely fashion. Tampa Electric is not responsible for payments made to unauthorized agents, including their failure to deliver or timely deliver the payment to us. Such failures may result in late payment charges to your account or service disconnection.

Summary of Charges by Service Address

Account Number: 321000026112

Energy Usage From Last Month

 Increased
  Same
  Decreased

Service Address: 1070 ISLAND SUNSET PL, RUSKIN, FL 33570

Sub-Account Number: 211021583862

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000648230	05/22/2026	0		0		0 kWh	1	29 Days	\$19.63

Service Address: SHELL POINT AMENITY CENTER, LIGHTS, RUSKIN, FL 33570

Sub-Account Number: 221007911623

Amount: \$348.67

Service Address: 1155 7TH AVE NW, CLBHSE, RUSKIN, FL 33570-3425

Sub-Account Number: 221007934435

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000799181	05/22/2026	64,192		57,822		6,370 kWh	1	29 Days	\$802.53
1000799181	05/22/2026	17.46		0		17.46 kW	1	29 Days	 246.6%

Service Address: SHELL POINT PH 1 AND 2, LIGHTS, RUSKIN, FL 33570

Sub-Account Number: 221007940820

Amount: \$6,672.93

Total Current Month's Charges

\$8,260.54





Sub-Account #: 221007983952
Statement Date: 06/02/2026

Service Address: 587 SUNLIT CORAL ST, FOUNTAIN, RUSKIN, FL 33570-8112

Meter Read

Meter Location: LAKE FOUNTAIN

Service Period: 04/24/2026 - 05/22/2026

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000492468	05/22/2026	0		0		0 kWh	1	29 Days

Charge Details



Electric Charges

Daily Basic Service Charge	29 days @ \$0.66000	\$19.14
Florida Gross Receipt Tax		\$0.49
Electric Service Cost		\$19.63

Avg kWh Used Per Day



Current Month's Electric Charges

\$19.63

Billing information continues on next page →



Sub-Account #: 221007983960
Statement Date: 06/02/2026

Service Address: 471 SUNLIT CORAL ST, FOUNTAIN, RUSKIN, FL 33570-8110

Meter Read

Meter Location: LAKE FOUNTAIN

Service Period: 04/24/2026 - 05/22/2026

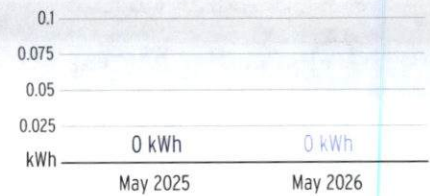
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000492492	05/22/2026	7,596		7,596		0 kWh	1	29 Days

Charge Details

	Electric Charges		
	Daily Basic Service Charge	29 days @ \$0.66000	\$19.14
	Florida Gross Receipt Tax		\$0.49
	Electric Service Cost		\$19.63

Avg kWh Used Per Day



Current Month's Electric Charges

\$19.63

Billing information continues on next page →

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Sub-Account #: 221007983978
Statement Date: 06/02/2026

Service Address: 470 OLIVE CONCH ST, FOUNTN, RUSKIN, FL 33570-2037

Meter Read

Meter Location: LAKE FOUNTAIN

Service Period: 04/24/2026 - 05/22/2026

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000492466	05/22/2026	40,919		38,956		1,963 kWh	1	29 Days

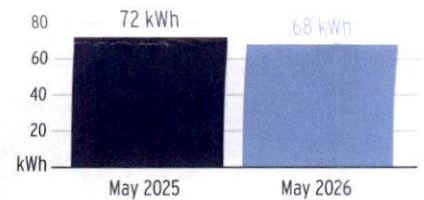
Charge Details



Electric Charges

Daily Basic Service Charge	29 days @ \$0.66000	\$19.14
Energy Charge	1,963 kWh @ \$0.09202/kWh	\$180.64
Fuel Charge	1,963 kWh @ \$0.03516/kWh	\$69.02
Storm Protection Charge	1,963 kWh @ \$0.00568/kWh	\$11.15
Clean Energy Transition Mechanism	1,963 kWh @ \$0.00418/kWh	\$8.21
Storm Surcharge	1,963 kWh @ \$0.02121/kWh	\$41.64
Florida Gross Receipt Tax		\$8.46
Electric Service Cost		\$338.26

Avg kWh Used Per Day



Current Month's Electric Charges

\$338.26

Billing information continues on next page →



Sub-Account #: 221007983986
Statement Date: 06/02/2026

Service Address: 630 OLIVE CONCH ST, FOUNTAIN, RUSKIN, FL 33570-2083

Meter Read

Meter Location: LAKE FOUNTAIN

Service Period: 04/24/2026 - 05/22/2026

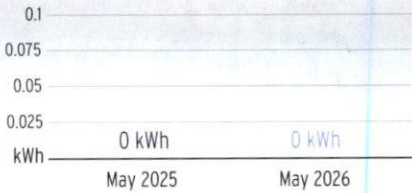
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000492491	05/22/2026	0		0		0 kWh	1	29 Days

Charge Details

				Electric Charges			
Daily Basic Service Charge		29 days @ \$0.66000		\$19.14			
Florida Gross Receipt Tax				\$0.49			
Electric Service Cost				\$19.63			

Avg kWh Used Per Day



Current Month's Electric Charges \$19.63

Billing information continues on next page →

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Sub-Account #: 211021533685
Statement Date: 06/02/2026

Service Address: 334 GRACEFUL SEA PL, RUSKIN, FL 33570

Meter Read

Meter Location: SOUTH ENTRANCE

Service Period: 04/24/2026 - 05/22/2026

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000621304	05/22/2026	0		0		0 kWh	1	29 Days

Charge Details

⚡ Electric Charges			
Daily Basic Service Charge	29 days @ \$0.66000	\$19.14	
Florida Gross Receipt Tax		\$0.49	
Electric Service Cost		\$19.63	

Avg kWh Used Per Day



Current Month's Electric Charges **\$19.63**

Billing information continues on next page →

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Sub-Account #: 211021583862
Statement Date: 06/02/2026

Service Address: 1070 ISLAND SUNSET PL, RUSKIN, FL 33570

Meter Read

Meter Location: NORTH ENTRANCE

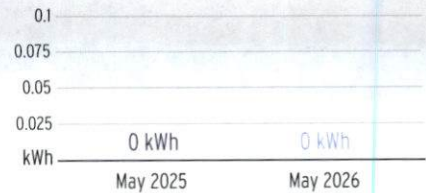
Service Period: 04/24/2026 - 05/22/2026

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000648230	05/22/2026	0		0		0 kWh	1	29 Days

Charge Details

Avg kWh Used Per Day



Electric Charges

Daily Basic Service Charge	29 days @ \$0.66000	\$19.14
Florida Gross Receipt Tax		\$0.49
Electric Service Cost		\$19.63

Current Month's Electric Charges

\$19.63

Billing information continues on next page →





Sub-Account #: 221007911623
Statement Date: 06/02/2026

Service Address: SHELL POINT AMENITY CENTER, LIGHTS, RUSKIN, FL 33570

Service Period: 03/28/2026 - 04/28/2026

Rate Schedule: Lighting Service

Charge Details



Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 32 days

Lighting Energy Charge	133 kWh @ \$0.03411/kWh	\$4.54
Fixture & Maintenance Charge	7 Fixtures	\$116.27
Lighting Pole / Wire	7 Poles	\$198.24
Lighting Fuel Charge	133 kWh @ \$0.03452/kWh	\$4.59
Storm Protection Charge	133 kWh @ \$0.00574/kWh	\$0.76
Clean Energy Transition Mechanism	133 kWh @ \$0.00043/kWh	\$0.06
Storm Surcharge	133 kWh @ \$0.01230/kWh	\$1.64
Florida Gross Receipt Tax		\$0.30
Franchise Fee		\$21.38
Municipal Public Service Tax		\$0.89
Lighting Charges		\$348.67

Current Month's Electric Charges

\$348.67

Billing information continues on next page →



Sub-Account #: 221007934435
Statement Date: 06/02/2026

Service Address: 1155 7TH AVE NW, CLBHSE, RUSKIN, FL 33570-3425

Meter Read

Meter Location: CLUBHOUSE

Service Period: 04/24/2026 - 05/22/2026

Rate Schedule: General Service Demand - Standard

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000799181	05/22/2026	64,192		57,822		6,370 kWh	1	29 Days
1000799181	05/22/2026	17.46		0		17.46 kW	1	29 Days

Charge Details



Electric Charges

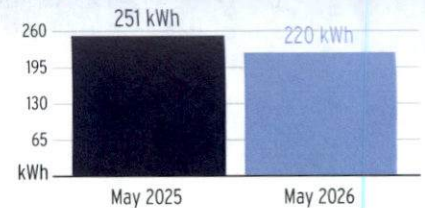
Daily Basic Service Charge	29 days @ \$1.12000	\$32.48
Billing Demand Charge	17 kW @ \$19.06000/kW	\$324.02
Energy Charge	6,370 kWh @ \$0.00815/kWh	\$51.92
Fuel Charge	6,370 kWh @ \$0.03516/kWh	\$223.97
Capacity Charge	17 kW @ \$0.72000/kW	\$12.24
Storm Protection Charge	17 kW @ \$2.02000/kW	\$34.34
Energy Conservation Charge	17 kW @ \$0.79000/kW	\$13.43
Environmental Cost Recovery	6,370 kWh @ \$0.00072/kWh	\$4.59
Clean Energy Transition Mechanism	17 kW @ \$1.15000/kW	\$19.55
Storm Surcharge	6,370 kWh @ \$0.01035/kWh	\$65.93
Florida Gross Receipt Tax		\$20.06
Electric Service Cost		\$802.53

Current Month's Electric Charges

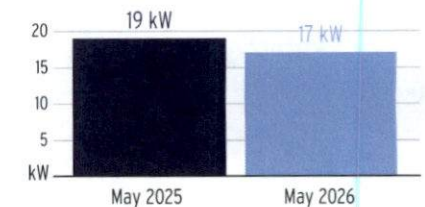
\$802.53

Billing information continues on next page →

Avg kWh Used Per Day



Billing Demand (kW)



Load Factor



Decreasing the proportion of your electricity utilized at peak will improve your load factor.





Sub-Account #: 221007940820
Statement Date: 06/02/2026

Service Address: SHELL POINT PH 1 AND 2, LIGHTS, RUSKIN, FL 33570

Service Period: 03/28/2026 - 04/28/2026

Rate Schedule: Lighting Service

Charge Details



Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 32 days

Lighting Energy Charge	2725 kWh @ \$0.03411/kWh	\$92.95
Fixture & Maintenance Charge	143 Fixtures	\$2379.73
Lighting Pole / Wire	143 Poles	\$4049.76
Lighting Fuel Charge	2725 kWh @ \$0.03452/kWh	\$94.07
Storm Protection Charge	2725 kWh @ \$0.00574/kWh	\$15.64
Clean Energy Transition Mechanism	2725 kWh @ \$0.00043/kWh	\$1.17
Storm Surcharge	2725 kWh @ \$0.01230/kWh	\$33.52
Florida Gross Receipt Tax		\$6.09

Lighting Charges

\$6,672.93

Current Month's Electric Charges

\$6,672.93

Total Current Month's Charges

\$8,260.54

SHELL POINT COMMUNITY DEVELOPMENT DISTRICT

Financial Snapshot July 02, 2026

- **Current Cash Balances:**
 - Valley Bank Operating: \$513,734.37
 - US Bank 2019 Revenue: \$828,735.51
 - US Bank 2019 Reserve: \$475,662.50
- **Assessment collections:**
 - We are 99.6% collected on the tax roll.
- **Audit – FY 2025:**
 - The FY 2025 audit was completed on May 11, 2026.
- **Expenses:**
 - Current expenses make up 63% of the annual budget through the end of May 2026.
 - Total expenses for the first 8 months are approximately \$532,548. This figure may change as we finalize June financials. This puts your average monthly burn rate of approximately \$66,569 per month.

District Manager's Report - July 14, 2026

Board of Supervisors Election Update

The qualifying period for the 2026 General Election has concluded. The following candidates qualified for the open seats:

- Cheryl Hammond was elected unopposed to Seat 1 for a four-year term beginning in November 2026 and ending in November 2030.
- Jayce E. Donley ran for Seat 2
- Brittany Schwartzbauer ran for Seat 2

Form 1 Financial Disclosure

This serves as a reminder for all Board Supervisors to confirm that their Form 1 Statement of Financial Interests has been filed with the State of Florida. The filing deadline was July 1, 2026. If you have not yet confirmed your submission, please do so as soon as possible to ensure compliance with state reporting requirements.

Goals and Objectives

Pursuant to Florida Statutes, the District is required to adopt its annual Goals and Objectives by September 30, 2026. Staff will work with the Board to present the proposed Goals and Objectives for consideration prior to the statutory deadline.

FY 2026-2027 Meeting Schedule

The proposed Fiscal Year 2026-2027 Meeting Schedule will be presented to the Board for review and consideration at the August 2026 meeting.

Fiscal Year 2026-2027 Budget

The Public Hearing to consider adoption of the Fiscal Year 2026-2027 Final Budget is scheduled for August 11, 2026. Staff is pleased to report that the proposed budget does not include an increase in assessments for the upcoming fiscal year.

Upcoming Meeting Dates

The next regularly scheduled meetings of the Board of Supervisors are:

- August 11, 2026 – Public Hearing and Final Budget Adoption
- September 8, 2026

CLEAR PARTNERSHIPS



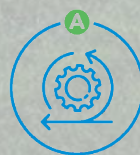
COLLABORATION



LEADERSHIP



EXCELLENCE



ACCOUNTABILITY



RESPECT

ACTION SECURITY, INC.
 1505 Manor Rd
 Englewood, FL 34223
 sales@actionsecurityfl.com

Estimate



ADDRESS
Shell Pointe CDD Shell Pointe CDD c/o Inframark / Meritus Corp 2005 Pan Am Circle, Suite 300 Tampa , FL 33607

ESTIMATE #	DATE	
4671	06/15/2026	

ACTIVITY	QTY	RATE	AMOUNT
Service Provide service to install additional access control equipment for the existing Doorking access control system as needed for the Pickleball court pedestrian walk Gate. We will pull in new wiring From the pedestrian gate back to the access control panel.		0.00	0.00
Tracker Board	1	975.00	975.00
Prox card reader	1	425.00	425.00
Maglock & kit	1	525.00	525.00
Request-To-Exit button Free exit button for pedestrian gate, including all installation hardware.	1	245.00	245.00
Post, 4x4	1	475.00	475.00
Labor	1	2,300.00	2,300.00
Miscellaneous	1	675.00	675.00

This estimate sent by Action Security, Inc is good for 30 days.

TOTAL

\$5,620.00

Actual labor required may vary depending on site conditions.

FL Contractor ES12001404

Accepted By

Accepted Date

**MINUTES OF MEETING
SHELL POINT
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of Shell Point Community Development District was held on Tuesday, June 9, 2026, at 6:01 p.m. at the Shell Point Clubhouse, located at 1155 7th Avenue NW, Ruskin, Florida 33570.

Present and constituting a quorum were:

Brittany Schwartzbauer	Chairperson
Vincent Orlando	Vice Chairperson
Angela Davis	Assistant Secretary
Cheryl Hammond	Assistant Secretary
Elaine Pennington	Assistant Secretary

Also present either in person or via TEAMS Video Communications, were:

Kristee Cole	District Manager, Inframark
Epi Carvajal	Representative, Pine Lake
Clayton Taylor	Onsite Manager, Inframark
Helena add her last name	Add her position

This is not a certified or verbatim transcript but rather represents the context and summary of the meeting. The full meeting is available in audio format upon request. Contact the District Office for any related costs for an audio copy.

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

The meeting was called to order, and a quorum was established.

On MOTION by Ms. Hammond, second by Ms. Schwartzbauer, the Board approved the agenda. 5-0

SECOND ORDER OF BUSINESS

Audience Comments

There were no audience comments.

THIRD ORDER OF BUSINESS

Special Business Item

A. Discussion regarding Suspension of Residents Access Fobs

Ms. Hammond and Ms. Schwartzbauer discussed the actions that led to the suspension of a resident's access fob.

On MOTION by Mr. Orlando, second by Ms. Pennington, the Board agreed to continue the suspension until the next meeting, at which time resident will be invited to address the Board regarding the matter. 5-0

FOURTH ORDER OF BUSINESS

Staff Reports

A. Accountant

Ms. Cole presented the documents. There were no questions from the Board.

1. Consideration of Operation and Maintenance for May 2026

On MOTION by Ms. Hammond, second by Ms. Davis, with all in favor, the Operation and Maintenance for May 2026 was accepted as presented. 5-0

2. Consideration of Financial Snapshot for June 2026

On MOTION by Ms. Hammond, second by Ms. Davis, with all in favor, the financial Snapshot for May 2026 was accepted as presented.

B. Landscape

Mr. John updated the Board on community landscape matters.

1. Consideration of Pine Lake Storm Letter Documents

On MOTION by Mr. Orlando, second by Ms. Pennington, with all in favor, the Pine Lake Storm Letter Documents were accepted as presented. 5-0

C. District Counsel

There being no report, the next item followed.

D. District Engineer

There being no report, the next item followed.

E. District Manager Report

Ms. Cole announced the next meeting will be on Tuesday, July 14, 2026, at 6:00 p.m. and presented the monthly report.

F. Onsite Manager

i. Consideration of FOB Access to the Pickleball Court (Under Separate Cover)

Mr. Taylor provided an update regarding community operations and the status of the Complete IT proposal. The Board requested that a representative from Complete IT attend the next meeting to discuss the proposal.

FIFTH ORDER OF BUSINESS

Consent Agenda

A. Consideration of Regular Meeting Minutes for May 19, 2026

On MOTION by Ms. Hammond, second by Ms. Davis, with all in favor, the Regular Meeting Minutes for May 19, 2026, was accepted as presented. 5-0

SIXTH ORDER OF BUSINESS

Business Items

A. Discussion regarding Direct Deposit

The Board discussed implementing direct deposit services and expressed its desire to move forward with the program.

SEVENTH ORDER OF BUSINESS

Board of Supervisors' Requests and Comments

There were no Supervisor requests or comments.

EIGHTH ORDER OF BUSINESS

Audience Comments

A resident inquired about the pool operating hours.

NINETH ORDER OF BUSINESS

Adjournment

On MOTION by Ms. Davis seconded Mr. Orlando by with all in favor, the meeting was adjourned at 6:59 p.m. 5-0

Kristee Cole
District Manager

Brittany Schwartzbauer
Chairperson